

IN RE: PETITIONS FOR SPECIAL HEARING, \* BEFORE THE  
SPECIAL EXCEPTION AND VARIANCES - \* ZONING COMMISSIONER  
NW/4 Belair Road, 50' NE of the \*  
C/A of Walnut Avenue \* OF BALTIMORE COUNTY  
(7100 Belair Road) \*  
14th Election District \* Case No. 89-438-SPHKA  
6th Councilmanic District \*

Earl L. Sprecher, Sr.  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the nonconforming use of the subject property as a service garage with accessory parking in a residential zone; a special exception for a service garage in a B.L.-C.S.2 zone; and a variance to permit a setback of 0 feet in lieu of the required 10 feet for parking, along the side yard property line for both Walnut Avenue and Manor Road and along the front property line for Belair Road, all as more particularly described in Petitioner's Exhibit 12.

The Petitioner appeared and testified. Also appearing on behalf of the Petition were William K. Hiss and William P. Munk. There were no Protestants.

Testimony indicated that the subject property, known as 7100 Belair Road, consists of 0.6287 acres split zoned B.L.-C.S.2 and D.R. 5.5, and is improved with a one-story brick building presently used as a service garage. Testimony indicated the subject property was approved for use as a gasoline service station with an automobile storage area in the rear in 1939 in accordance with that set forth in Petitioner's Exhibit 6. Mr. Sprecher testified the property was originally used as a bus terminal for the storage and maintenance of buses used in conjunction with the McMann Bus Company. He testified the use of the property has not changed since that time, that the property has always been used for automotive

repair and storage purposes since its original development. Petitioner now proposes constructing an addition to the existing structure to accommodate the length and size of the more modern buses presently used and to provide additional storage space within the building.

Mr. Hiss testified he has lived in the area all of his life and remembers the subject property when it was used by the McMann Bus Company. In fact, Mr. Hiss testified he worked for McMann's until the business was sold approximately 15 years ago to the Petitioner. Mr. Hiss indicated transmission work has been performed on the premises on various automobiles, trucks, and buses since the Petitioner's purchase of the property and that the area to the rear of the site which is now used for parking was used for the storage of McMann's buses. Testimony indicated the bus company is no longer in service.

Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations.

The Commissioners were first authorized to adopt comprehensive planning and zoning regulations in 1939 (Laws of Maryland, 1939, ch. 715). At the next biennial session of the General Assembly, this authorization was repealed, and a new authorization was enacted (Laws of Md., 1941, ch. 247). Before any such regulations were issued, the Legislature authorized the Commissioners to make special exceptions to the regulations (Laws of Md., 1943, ch. 877). The first regulations were adopted and took effect on January 2, 1945. See Kahl v. Cons. Gas Elec. Light. and Pwr. Co., 191 Md. 249, 254, 60 A.2d 754 (1948); Calhoun v. County Board of Appeals, 262 Md. 265, 277 A.2d 589 (1971).

- 2 -

Section II of those regulations created seven zones, four being residential, one commercial, and two industrial. See McKenny v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

Those original regulations provided for nonconforming uses. The statute read as follows:

"A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case a nonconforming structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent of its value, the right to continue to resume such nonconforming use shall terminate, provided, however, that any such lawful nonconforming use may be extended or enlarged to an extent not more than once again the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955. The issue of nonconforming uses are dealt with in Section 104 of those regulations. The Section then read:

"104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel or land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

"A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in

- 3 -

these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used. (B.C.Z.R., 1955; Bill No. 18, 1976)"

On August 4, 1980, the current language found in Section 104.2 was added to the B.C.Z.R. by Bill No. 167-80. This regulation placed an exception upon the general nonconforming rule for Special Exception office buildings. The second reads as follows:

"Exception. Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that becomes damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of the special exception. (Bill No. 167, 1980)"

As with all non-conforming use cases, the first task is to determine what lawful non-conforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

It is clear from the testimony that a nonconforming use of the area to the rear of the subject property as a parking lot has existed since at least 1939. There was insufficient evidence, however, to support the nonconforming use of the service garage. Testimony indicated that the original use of the building was as a bus terminal.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is

- 4 -

a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKenny v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

Testimony indicated that the existing building was originally used as a bus terminal until the property was sold approximately 15 years ago. The property has since been used as an automotive service garage. Clearly, the use of the building has changed in that it is no longer used for the maintenance and storage of buses. Such change in use does not constitute a continued nonconforming use. However, the rear portion of the subject property continues to enjoy a nonconforming status as a parking and storage lot.

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

(a) To what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;

(b) Is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original non-conforming use." McKenny v. Baltimore County, Md., Supra.

- 5 -

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, while the rear portion of the subject property continues to enjoy a nonconforming use as a parking and storage area, the current use of the existing building and its proposed expansion for use as a service garage is not nonconforming and must be denied.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.S.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of June, 1989 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a service garage be and is hereby DENIED; and,

- 6 -

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the nonconforming use of the parking and storage area in a residential zone to the rear of the subject property be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage in a B.L.-C.S.2 zone be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a setback of 0 feet in lieu of the required 10 feet for parking along the side yard property line for both Walnut Avenue and Manor Road and along the front property line for Belair Road, in accordance with Petitioner's Exhibits 8 and 12, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

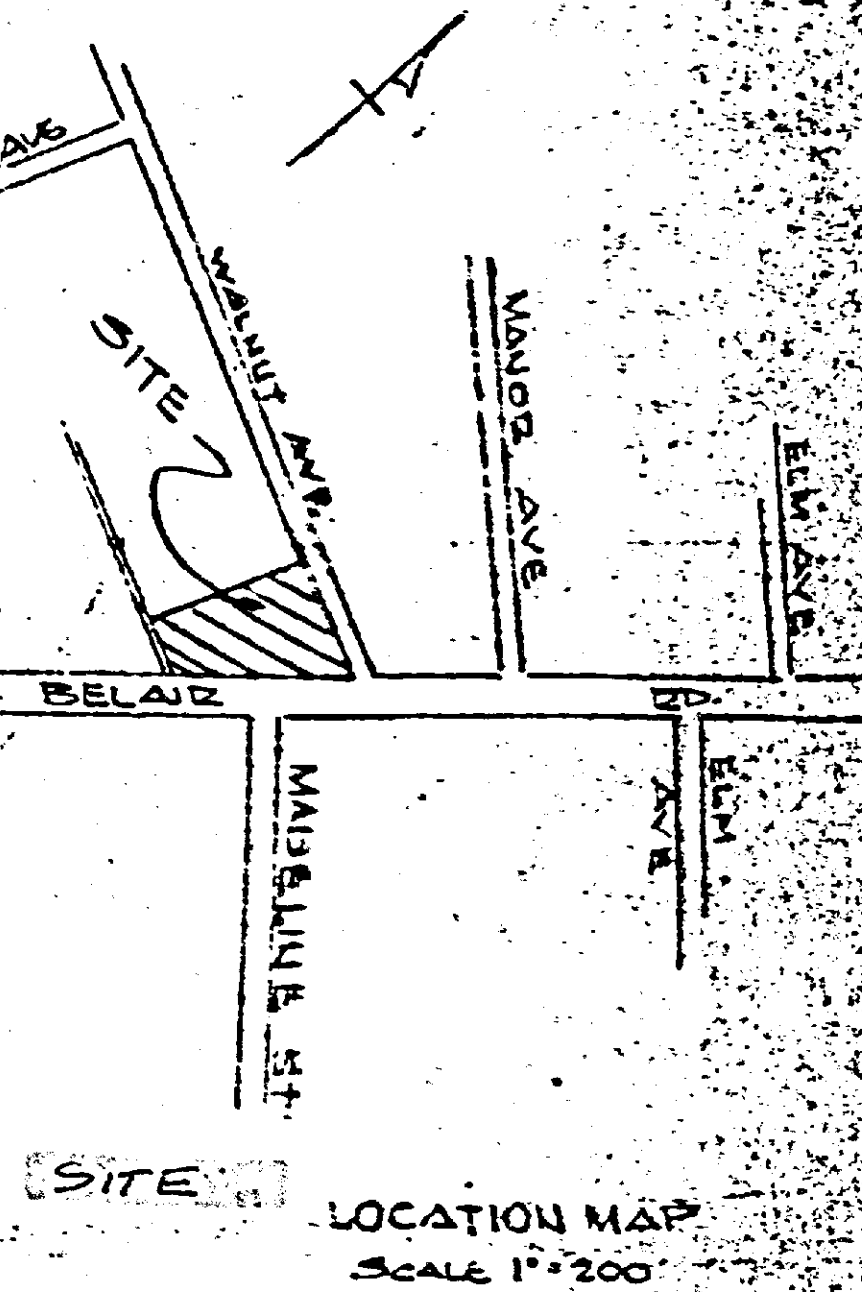
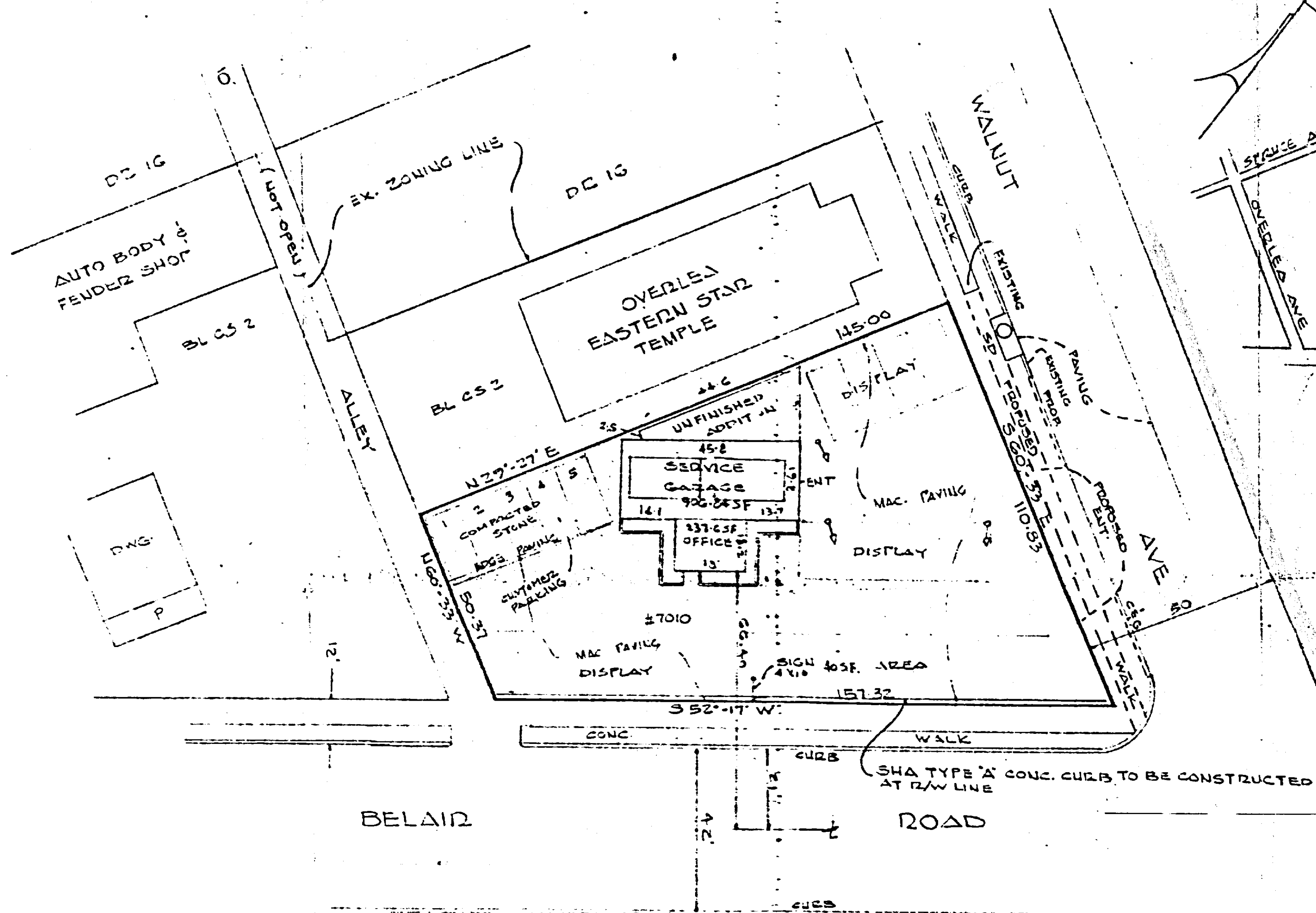
2) Prior to the issuance of any permits, Petitioner shall develop and submit for approval by the Baltimore County Landscape Planner a landscaping plan incorporating the revisions requested by the Maryland State Highway Administration in their letter dated March 23, 1989, and the requirements of the Office of Planning as set forth in their comments dated May 18, 1989. A copy of the approved landscaping plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

JRH:bjs

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

- 7 -





OWNER  
FLORENCE O. HACK  
15 FULLER AVE.  
BALTO, MARYLAND 21206

EXISTING USED CAR LOT - SERVICE GARAGE  
EXISTING ZONING - BL CS 2  
AREA OF LOT - 11,274 SQ. FT.  
AREA OF BUILDING - 11,110 SQ. FT.  
AREA OF ADDITION - 365.54 SQ. FT. (3.2% OF EX. BLDG)  
TOTAL 15,099 SQ. FT.

CASE 35-704

PLAN TO ACCOMPANY PETITION FOR A NON CONFORMING USE OF  
USED MOTOR VEHICLE SALES AND OFFICES AND ACCESSORY  
SERVICE GARAGE, INCLUDING OUTSIDE DISPLAY AND CUSTOMER  
PARKING

SPH # 264

RC AUTO SALES

LOT 351 PLAT OF  
OVERLEA

PLAT BOOK 2-17

14TH DISTRICT BALTIMORE CO., MARYLAND

Scale 1"=20'

DATE 12-29-87 2-15-88  
1-25-88 1-12-88

NO. OF SPACES (1/3106 - 906'34 SERVICE GARAGE) : 4 SPACES  
(1/237 - 237'60 OFFICE) : 2 SPACES  
TOTAL : 6 SPACES  
NO. OF SPACES PARKED - 5 OUTSIDE, 2 INSIDE : 7 SPACES

PETITIONER'S  
EXHIBIT 3



FRANK S. LEE



## 24

1. name..... LeRoy Y. Helle, ..... <sup>Owner?</sup>  
 agent of the p. q. r. s. t. u. v. w. x. y. z.

at the southeast corner of Bel Air Road and Manor Avenue in the 14th  
 Election District of Baltimore County, fronting 98.37' on Bel Air  
 Road with a width of 108 feet on Manor Avenue, being Lot No. 42 in  
 plat of "Overline Manor", Plat Book W.M.B. #9, folio 66.

[illegible]

ORDERED by The County Commissioners of Baltimore County, this 27th day of  
November, 1939 that the aforesaid matter be referred as directed by  
the " zoning act", to a newspaper of general circulation throughout the Metropolitan Area of  
Baltimore County, that property be posted, and that the police officers herein be and the officers of  
the County Commissioners of Baltimore County, on the Court House, in Towson, Baltimore County,  
on the 11th day of December, 1939 at 2:00 o'clock.

disapprove the content of the above Re Classification

60 DIVISION OF INVESTIGATION  
 Washington, D. C.  
 December 1, 1935  
 Mr. J. Edgar Hoover  
 Division of Investigation  
 Washington, D. C.  
 Dear Sir:  
 I have the honor to acknowledge the receipt of your letter of November 28, 1935, regarding the matter of the above captioned case.  
 The Bureau is currently conducting an investigation of the activities of the above named individual, and it is hoped that the information furnished by you will be of assistance in this regard.  
 Very truly yours,  
 J. Edgar Hoover  
 Director

THIS IS TO CERTIFY That the general subscription  
established by THE JEFFERSONIAN a weekly newspaper  
and published in Jackson, Baltimore County, Md.  
has terminated on the 25th day of December 1907  
and that the subscription is closed.  
The Editor of THE JEFFERSONIAN,  
1400 Broadway,  
New York City,  
Manager.

ent of Advertising, &

SA -  
 Received by SA. 17, 1930  
 RECEIVED BY - Anthony W. Trotter, Special Agent the sum  
 of Six (\$6.00) dollars, having cost of identification and in-  
 spection of property, Government of the United States and  
United States Navy has directed  
 petition being filed for re-classification thereof from residen-  
 tial to commercial use.  
 OFFICE OF THE COMMISSIONER OF DEPARTMENT OF COMMERCE  
 BY Anthony W. Trotter

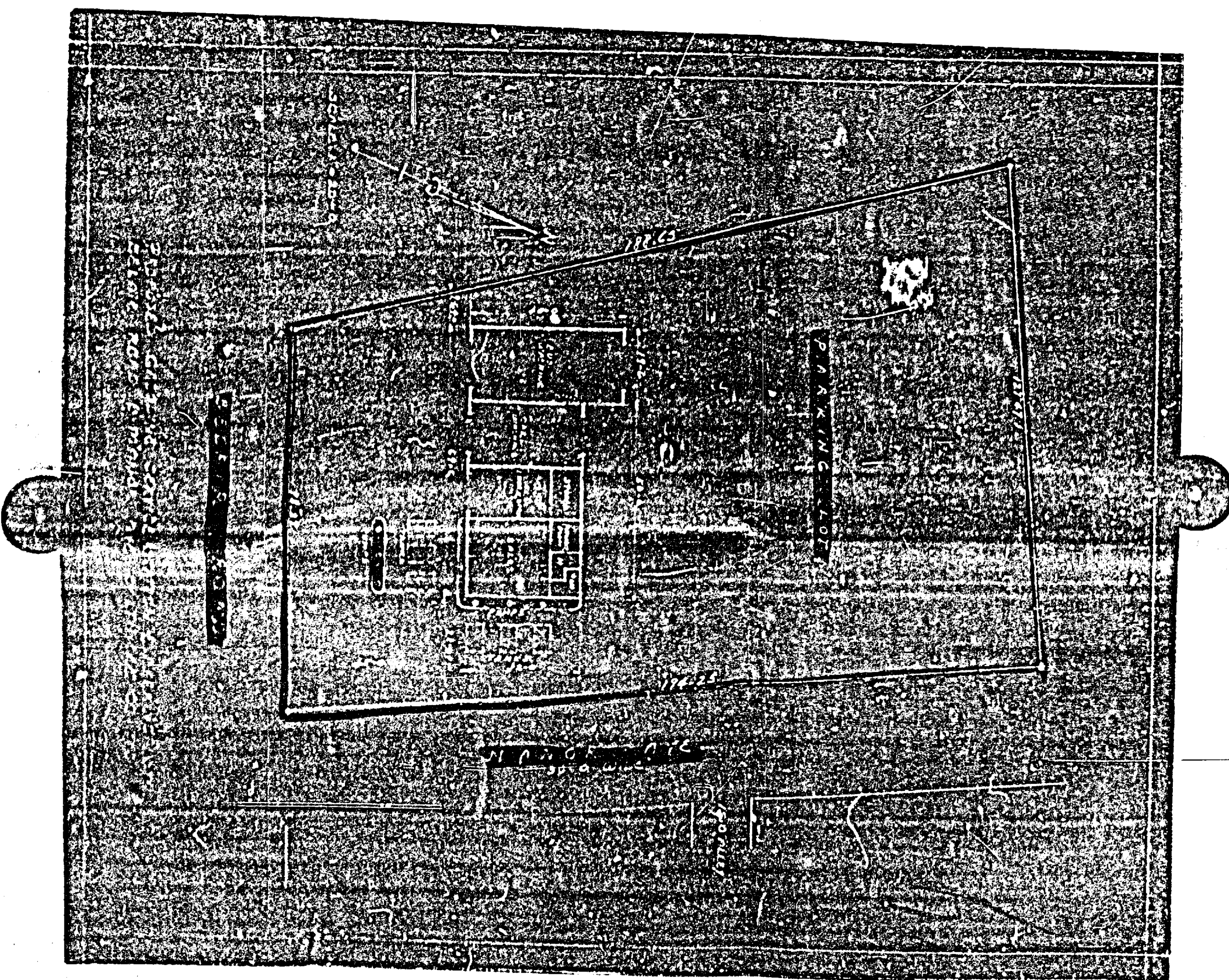
RECEIVED OF John J. Adams, Acting Clerk, the sum of six (\$6.00) dollars, being cost of a re-examination and inspection of the above property pursuant to petition filed for re-classification from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE COUNTY

By \_\_\_\_\_ Chief Clerk & Auditor.

RECEIVED O.K.  
BY *J. K. K.*

**PETITIONER'S  
EXHIBIT 5**



**PETITIONERS  
EXHIBIT - 6**



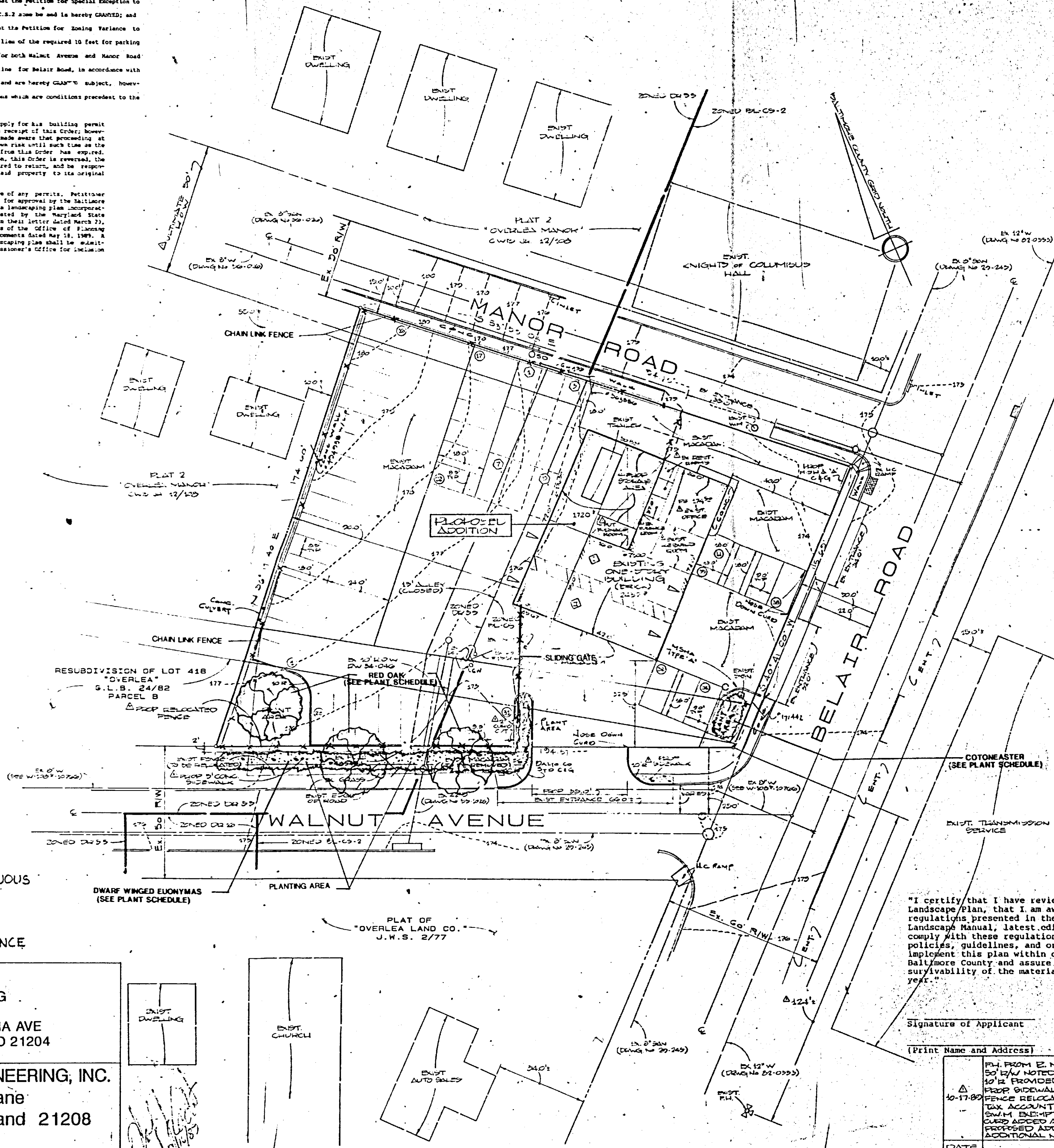
IT IS FURTHER ORDERED that the Petition for Special Hoarding to approve the nonconforming use of the parking and storage area in a residential zone to the rear of the subject property be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage in a B.L.-C.S.2 zone be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a setback of 0 feet in lieu of the required 10 feet for parking along the side yard property line for both Walnut Avenue and Manor Road and along the front property line for Belair Road, in accordance with Petitioner's Exhibits 8 and 12, be and are hereby GRANTED, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner may apply for a building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioner shall develop and submit for approval by the Baltimore County Landscape Planner a landscaping plan incorporating the revisions requested by the Maryland State Highway Administration in their letter dated March 22, 1989, and the requirements of the Office of Planning as set forth in their comments dated May 18, 1989. A copy of the approved landscaping plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.



# KEY

- MAJOR DECIDUOUS
- SHRUBS
- CHAIN LINK FENCE

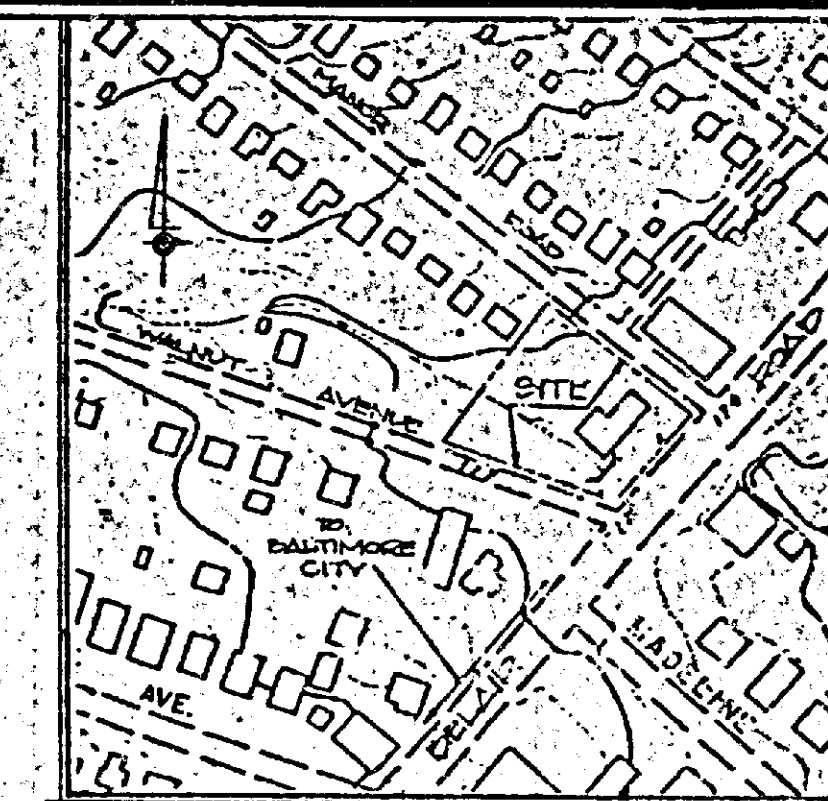
WILLIAM MONK, INC.  
THE CAMPBELL BLDG  
SUITE 305  
100 W. PENNSYLVANIA AVE  
TOWSON, MARYLAND 21204  
(301-494-8931)

COLBERT ENGINEERING, INC.  
115 Sudbrook Lane  
Baltimore, Maryland 21208  
(301) 653-3838

## BENCH MARKS

BM No. 12721 DESCRIPTION: RR SPIKE IN  
MACADAM S.E. SIDE OF BEECH AVE.  
OPPOSITE ELM AVE. EL. 128.426

BM No. 12722 DESCRIPTION: RR SPIKE IN  
MACADAM N.E. SIDE OF ELM AVE  
& LINCOLN AVENUE EL. 129.217



VICINITY MAP  
1"=200'

## GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
- ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDE - LINES FOR BALTIMORE-WASHINGTON METRO AREA" LATEST EDITION.

## PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	UNIT	SIZE	SPACING
RED OAK	QUERCUS RUBRA	3	B/B	2-2 1/2"	40' O.C.
COTONEASTER	COTONEASTER, SPR	2	B/P	18"-24"	4' O.C.
DWARF WINGED EUONYMAS	EUONYMAS ALATUS	44	B/P	18"-24"	4' O.C.

B/B - BALL & DURLAP  
B/P - BALL POTTED  
C.C. - CALIFOR  
O.C. - ON CENTER

"I certify that I have reviewed this Final Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policies, guidelines, and ordinances. I agree to implement this plan within one year of approval by Baltimore County and assure the maintenance and survivability of the material planted for one year."

Signature of Applicant

Date

(Print Name and Address)

DATE	REVISIONS
10-17-89	PL. FROM E. NOTED. RE. DEAL ADDED. 50' R/W NOTED ON MANOR ROAD. 10' R/W PROVIDED ON WALNUT AVE. ENT. REOP. SIDEWALK ALONG WALNUT AVE. FENCE RELOCATION FRONT NOTED. TAX ACCOUNT # PROVIDED. SWIM EXEMPTION REQUESTED. CURB ADDED ALONG WALNUT AVE. R/W PROPOSED ADDITION USE AREAS NOTED. ADDITIONAL NOTES PROVIDED.

## FINAL LANDSCAPE PLAN

7100 BELAIR ROAD

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=20' DATE: JAN, 1990

WAIVER OF C.R.G. (MEETING & PROCESS) WAIVER 89-05 3-16-89  
STORMWATER MANAGEMENT EXEMPTION GRANTED 10-23-89  
CRG PLAN APPROVED 10-27-1989 (FILE # 14-281)  
APPLICANT: H & S REALTY CO.  
7100 BELAIR RD  
BALTO, MD 21206  
(301) 882-0005

89-438



CASE NO. 89-428-5PHX (5-10-89)

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the nonconforming use of the parking and storage area in a residential zone to the rear of the subject property be and is hereby GRANTED; and

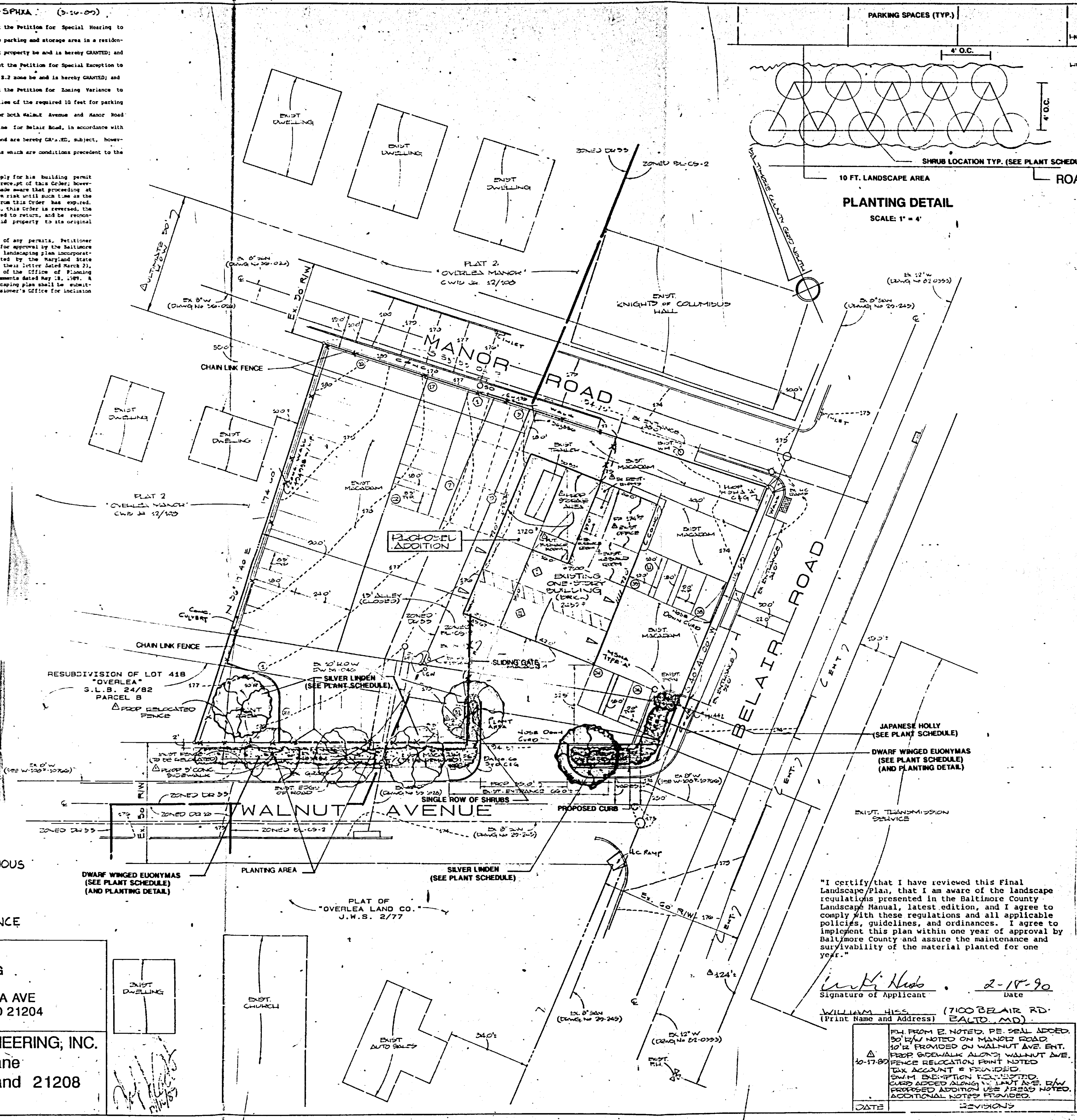
IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage in a B.L.-C.3.2 zone be and is hereby GRANTED; and

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- 2) Prior to the issuance of any permits, Petitioner shall develop and submit for approval by the Baltimore County Landscape Planner a landscaping plan incorporating the revisions requested by the Maryland State Highway Administration in their letter dated March 23, 1989, and the requirements of the Office of Planning as set forth in their comments dated May 18, 1989. A copy of the approved landscaping plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

Avery,  
5/2  
Could you confirm that this is the plan that you approved + stamp + sign the plan for the zoning file. Thanks, Carl

CARL,  
YES IT IS.  
FRESH STAMP ON PLAN.  
AVERY



BENCH MARKS

HWY NO. 13721, DESCRIPTION: 1/2" SPIKE IN MACADAM ON E. SIDE OF BEECH AVE. OPPOSITE ELM AVE. EL. 1138.426

HWY NO. 13702, DESCRIPTION: 1/2" SPIKE IN MACADAM N.E. SIDE OF ELM AVE. @ LINDEN AVENUE. EL. 1132.017



PLANTING DETAIL  
SCALE: 1"=4'

ROAD RIGHT-OF-WAY

## GENERAL NOTES

- 1) ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
- 2) ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDE - LINES FOR BALTIMORE-WASHINGTON METRO. AREA" LATEST EDITION.
- 3) DUE TO THE LACK OF JUSTIFICATION AND OPPOSITION FROM THE NEIGHBORS AT THE TIME OF THE HEARING THE EXISTING AND PROPOSED CHAIN LINK FENCE SHALL NOT BE FITTED WITH SLATS FOR SECURITY PURPOSES.
- 4) NO SIGNIFICANT AREAS OF EXISTING VEGETATION ARE LOCATED ON SITE.
- 5) BUILDING PERMIT NO B-040-239  
CONTROL NO C-2298-89

## PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	UNIT	SIZE	SPACING
SILVER LINDEN	TILIA TOMENTOSA	6	B/B	2-2 1/2"	4' O.C.
JAPANESE HOLLY	ILEX CRENATA MICROPHLLA	4	B/P	24" 30"	4' O.C.
DWARF WINGED EUONYMUS	EUONYMUS ALATUS	85	B/P	14" 30"	4' O.C.
B/B - BALL & BURLAP					
B/P - BALL & POTTED					
CAL - CALIPER					
O.C. - ON CENTER					

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
LANDSCAPE PLAN APPROVED  
by *Cheryl Hadda*  
date 5-3-90

## FINAL LANDSCAPE PLAN

### 7100 BELAIR ROAD

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=20'  
DATE: JAN, 1990

WAIVER OF C.R.G. (MEETING & PROCESS) WAIVER 89-05 3-16-89  
STORMWATER MANAGEMENT EXEMPTION GRANTED 10-23-89  
CRG PLAN APPROVED 10-27-1989 (FILE # 14-281)  
APPLICANT: H & S REALTY CO.  
7100 BELAIR RD  
BALTO, MD 21208  
(301) 582-6005

"I certify that I have reviewed this Final Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policies, guidelines, and ordinances. I agree to implement this plan within one year of approval by Baltimore County and assure the maintenance and survivability of the material planted for one year."

*William Hiss* 2-18-90  
Signature of Applicant Date

WILLIAM HISS (7100 BELAIR RD)  
(Print Name and Address) (BALTO, MD)

DATE	REVISIONS
10-17-89	1. FROM E. NOTED, PE. SEAL ADDED. 30' EAV NOTED ON MANOR ROAD. 10' EAV PROVIDED ON WALNUT AVE. ENT. PROP. SIDEWALK ALONGS WALNUT AVE. FENCE RELOCATION FRONT NOTED. TAX ACCOUNT # PROVIDED. SWIM EXEMPTION FOR NOTED. CURB ADDED ALONG N. LANE AVE. EAV. PROPOSED ADDITION USE AREAS NOTED. ADDITIONAL NOTES PROVIDED.

WILLIAM MONK, INC.  
THE CAMPBELL BLDG  
SUITE 305  
100 W. PENNSYLVANIA AVE  
TOWSON, MARYLAND 21204  
(301-494-8931)

COLBERT ENGINEERING, INC.  
115 Sudbrook Lane  
Baltimore, Maryland 21208  
(301) 653-3838



# NOTES:

- 1) ZONING:  
EXISTING - BL-CB-2 + DR 5.5  
PROPOSED -
- 2) LOT AREA: 27,388 ± (0.6287A)
- 3) EXISTING USE: SERVICE GARAGE
- 4) PROPOSED USE: SERVICE GARAGE
- 5) BUILDING AREA: SEE #16
- 6) BUILDING SETBACKS:
 

	REQUIRED	PROVIDED
FRONT -	22'	40'
INTERIOR SET -	NA	NA
REAR -	20'	10'
STREET CORNER SIDE -	10'	13' (MINIMUM - MANOR ROAD)
- 7) PARKING:  
REQUIRED - 14 SPACES (SEE #19)  
PROVIDED - 38 SPACES + 2 BAYS + 9 STORAGE SPACES
- 8) UTILITIES:  
SEWER - PUBLIC  
WATER - PUBLIC
- 9) VARIANCES:

- A) 10' SIDE YARD LANDSCAPE STRIP (MANOR ROAD + WALNUT AVE)
- B) 10' LANDSCAPE STRIP ADJACENT BELAIR ROAD

- 10) SPECIAL EXCEPTION/CONDITIONAL USE: SERVICE GARAGE IN A "BL" DISTRICT

- 11) SUBSEWER SHED AREA: 47

- 12) WATERSHED AREA: 22

- 13) CENSUS TRACT: 4402

- 14) ELECTION DISTRICT: 14

- 15) COUNCILMANIC DISTRICT: G

- 16) BUILDING COMPUTATIONS:

EXISTING BUILDING 2,432 ±  
ADDITION 1,744 ±  
TOTAL 4,176 ±

- 17) DEED REFERENCE: 5404/337

- 18) ACCOUNT #: 14-13-024300 89

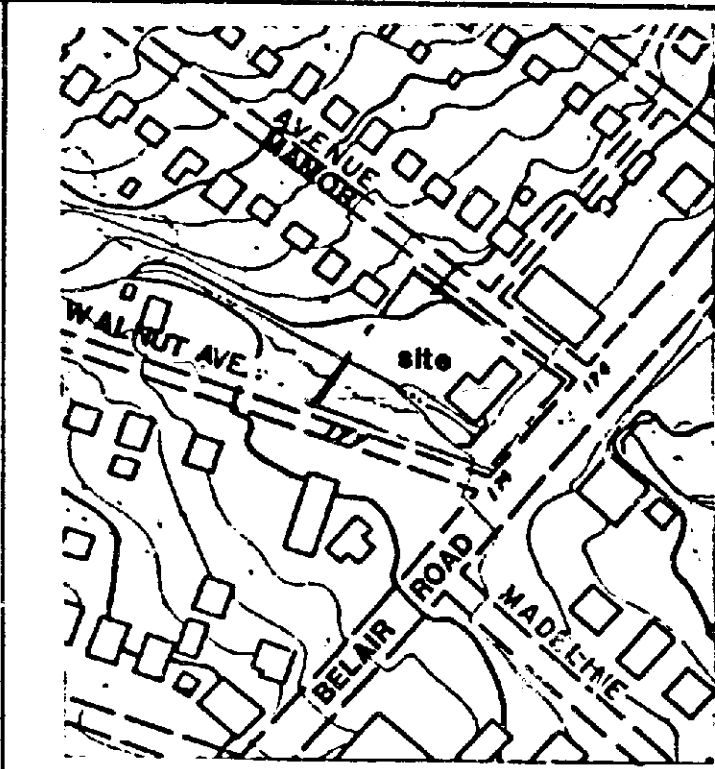
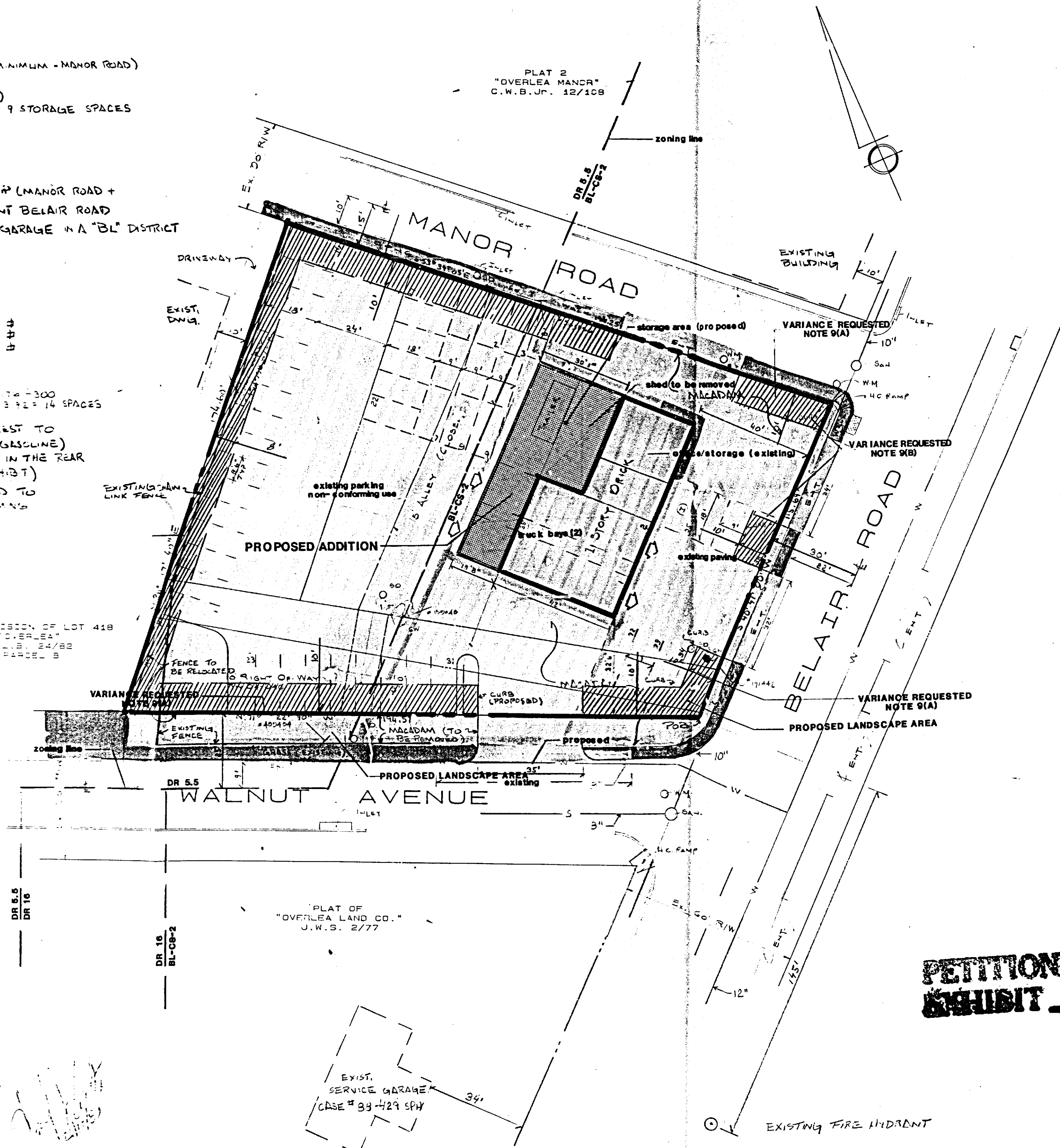
- 19) PARKING COMPUTATIONS: 1,300 ± GFL = 1,744 ± 300  
= 3,22 = 14 SPACES

- 20) ZONING HISTORY:

CASE # 24-9(11/33) REQUEST TO  
CONSTRUCT SERVICE STATION (GASOLINE)  
WITH AUTOMOBILE STORAGE IN THE REAR  
YARD (SEE PETITIONER'S EXHIBIT)

- 21) A SPECIAL HEARING IS REQUIRED TO  
ESTABLISH THE NON-CONFORMING  
USE FOR PARKING IN A  
RESIDENTIAL ZONE (DR 5.5)

RESECTION OF LOT 418  
"OVERLEA"  
J.W.S. 24/82  
PAGE 18



VICINITY MAP  
1" = 200'

SITE PLAN  
GENERAL NOTES

1. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the Contractor of his responsibility to complete such work.
2. The Contractor shall note that in case of a discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimensions shall govern.
3. Five (5) working days before starting work shown on drawings the Contractor shall notify Miss Utility (1-800-257-7777).
4. Existing paving to be retained and utilized as paving base course wherever possible.
5. All existing site features not being retained shall be removed and disposed of at an approved location.
6. Any areas to be paved which exhibit unstable subgrade conditions shall be excavated to bearing soil, refilled and compacted.
7. Placement of all fill material shall be in 8" thick loose courses and compacted. Compaction under parking surface to be to 90% density as determined by ASTM D-1557 (Modified Proctor). Any fill within building areas is to be compacted to a minimum of 95% density as determined by ASTM D-1557 (Modified Proctor).
8. Removal of any curb/curb gutter to be at the nearest joint.
9. Adjust top of curb grades as necessary to provide smooth connection to existing curb.
10. Strip and resurface roadway paving as needed to provide smooth transition to concrete apron and/or curb & gutter.
11. Saw cut existing pavement as needed to install new curb and gutter and/or entrance-apron.
12. Work performed within the public R/W shall be in accordance with applicable Baltimore County and Maryland State Highway Administration Standards and Specifications.
13. Existing utilities have been plotted from available records. Verification of exact location of utilities shall be the Contractor's responsibility. Any utilities damaged due to Contractor's negligence shall be repaired immediately at his expense.
14. It shall be the responsibility of the Contractor to notify the Engineer of any deviation from this plan prior to any change being made. Any deviation from this plan without written authorization from the Engineer will be the responsibility of the Contractor.

**PETITIONER'S  
EXHIBIT 8**

**PLAT TO ACCOMPANY  
SPECIAL EXCEPTION APPLICATION:  
VARIANCE AND SPECIAL HEARING:**

**SITE PLAN  
7100 BELAIR ROAD**

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=20' DATE: DECEMBER, 1988  
REVISED 5-1-89

APPLICANT: H&S REALTY CO.  
7100 BELAIR ROAD  
BALTIMORE, MARYLAND 21206

COLBERT ENGINEERING, INC.  
15 Sudbrook Lane  
Baltimore, Maryland 21208  
(301) 653-3838

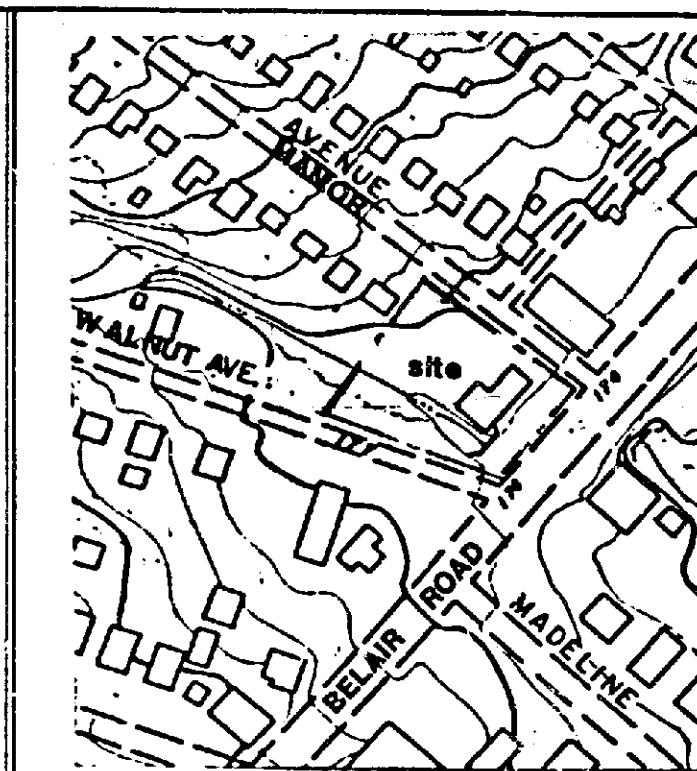
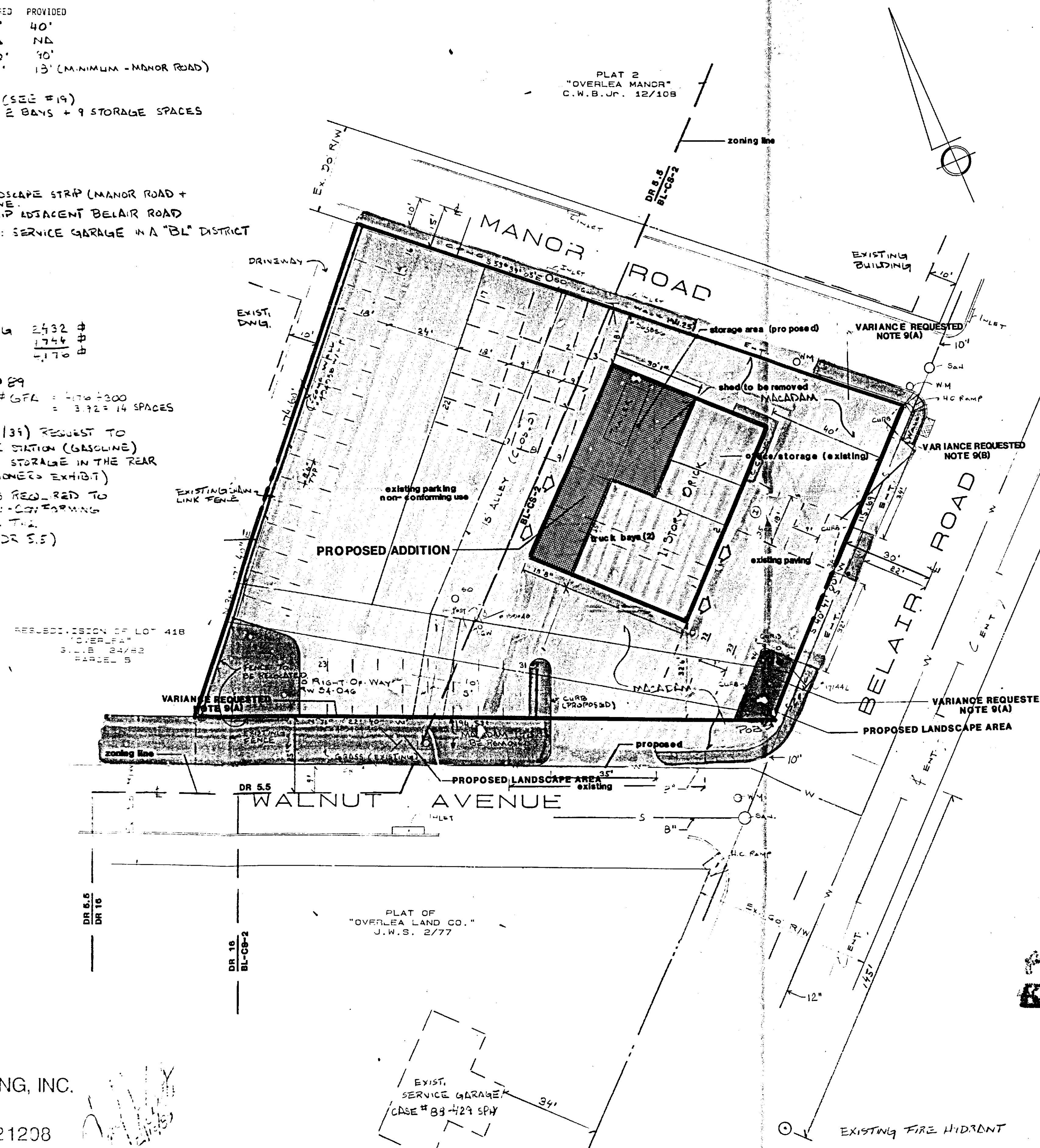
**PETITIONER'S  
EXHIBIT 8**



# NOTES:

- 1) ZONING:  
EXISTING - BL-CS-2 + DR 5.5  
PROPOSED -
- 2) LOT AREA: 27,388 ± (0.6247A)
- 3) EXISTING USE: SERVICE GARAGE
- 4) PROPOSED USE: SERVICE GARAGE
- 5) BUILDING AREA: SEE #16
- 6) BUILDING SETBACKS:
 

	REQUIRED	PROVIDED
FRONT -	22'	40'
INTERIOR SIDE -	NA	NA
REAR -	20'	40'
STREET CORNER SIDE -	10'	13' (MINIMUM - MANOR ROAD)
- 7) PARKING:  
REQUIRED - 14 SPACES (SEE #19)  
PROVIDED - 38 SPACES + 2 BAYS + 9 STORAGE SPACES
- 8) UTILITIES:  
SEWER - PUBLIC  
WATER - PUBLIC
- 9) VARIANCES:  
A) 10' SIDE YARD LANDSCAPE STRIP (MANOR ROAD + WALNUT AVE.)  
B) 10' LANDSCAPE STRIP ADJACENT BELAIR ROAD
- 10) SPECIAL EXCEPTION/CONDITIONAL USE: SERVICE GARAGE IN A "BL" DISTRICT
- 11) SUBSEWER SHED AREA: 47
- 12) WATERSHED AREA: 22
- 13) CENSUS TRACT: 4402
- 14) ELECTION DISTRICT: 14
- 15) COUNCILMANIC DISTRICT: 6
- 16) BUILDING COMPUTATIONS:  
EXISTING BUILDING 2,432 ±  
ADDITION 1,744 ±  
TOTAL 4,176 ±
- 17) DEED REFERENCE: 5404/337
- 18) ACCOUNT #: 14-13-02430089
- 19) PARKING COMPUTATIONS:  
1,300 ± GFL = 4,176 ± 300  
= 3,876 ± 14 SPACES
- 20) ZONING HISTORY:  
CASE # 24-G(11/39) REQUEST TO CONSTRUCT SERVICE STATION (GASOLINE) WITH AUTOMOBILE STORAGE IN THE REAR YARD (SEE PETITIONER'S EXHIBIT)
- 21) A SPECIAL HEARING IS REQUIRED TO ESTABLISH THE NON-CONFORMING USE FOR PARKING IN THE RESIDENTIAL ZONE (DR 5.5)



VICINITY MAP  
1" = 200'

## SITE PLAN GENERAL NOTES

1. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the Contractor of his responsibility to complete such work.
2. The Contractor shall note that in case of a discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimensions shall govern.
3. Five (5) working days before starting work shown on drawings the Contractor shall notify Miss Utility (1-800-257-7777).
4. Existing paving to be retained and utilized as paving base course wherever possible.
5. All existing site features not being retained shall be removed and disposed of at an approved location.
6. Any areas to be paved which exhibit unstable subgrade conditions shall be excavated to bearing soil, refilled and compacted.
7. Placement of all fill material shall be in 8" thick loose courses and compacted. Compaction under parking surface to be to 80% density as determined by ASTM D-1557 (Modified Proctor). Any fill within building areas is to be compacted to a minimum of 95% density as determined by ASTM D-1557 (Modified Proctor).
8. Removal of any curb/curb gutter to be at the nearest joint.
9. Adjust top of curb grades as necessary to provide smooth connection to existing curb.
10. Strip and resurface roadway paving as needed to provide smooth transition to concrete apron and/or curb & gutter.
11. Saw cut existing pavement as needed to install new curb and gutter and/or entrance-apron.
12. Work performed within the public R/W shall be in accordance with applicable Baltimore County and Maryland State Highway Administration Standards and Specifications.
13. Existing utilities have been plotted from available records. Verification of exact location of utilities shall be the Contractor's responsibility. Any utilities damaged due to Contractor's negligence shall be repaired immediately at his expense.
14. It shall be the responsibility of the Contractor to notify the Engineer of any deviation from this plan prior to any change being made. Any deviation from this plan without written authorization from the Engineer will be the responsibility of the Contractor.

**PETITIONER'S  
EXHIBIT 12**

## PLAT TO ACCOMPANY SPECIAL EXCEPTION APPLICATION: VARIANCE AND SPECIAL HEARING:

SITE PLAN  
**7100 BELAIR ROAD**

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=20' DATE: DECEMBER, 1988  
REVISED 5-1-89

APPLICANT: H+S REALTY CO.  
7100 BELAIR ROAD  
BALTIMORE, MARYLAND 21206

COLBERT ENGINEERING, INC.  
115 Sudbrook Lane  
Baltimore, Maryland 21208  
(301) 653-3838



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

June 22, 1989



Mr. Earl L. Sprecher, Sr.  
7100 Belair Road  
Baltimore, Maryland 21206

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND ZONING VARIANCE  
NW/S Belair Road, 50' NE of the c/l of Walnut Avenue  
(7100 Belair Road)  
14th Election District - 6th Councilmanic District  
Earl L. Sprecher, Sr. - Petitioner  
Case No. 89-438-SPHYA

Dear Mr. Sprecher:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 434-3391.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel

File

### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-438-SPHYA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.8 (4) to allow 0 feet setback for parking along both side and rear streets (side yards) and Belair Road (front yard).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The parking lots, both front and rear, have been in existence since 1939. These improvements would pose a significant hardship to the applicant in that his site is bordered on 3 sides by public streets. To meet the landscape requirements would necessitate the removal of approximately 1,500 square feet of macadam which is in addition to the 1,500 square feet of macadam that is proposed to be removed as part of this application.

In addition the applicant would be required to provide approximately 225 linear feet of curb in addition to the extensive landscaping.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Earl L. Sprecher, Sr., H & S Realty Co.  
(Type or Print Name)  
Signature: Earl L. Sprecher, Sr.  
Address: 7100 Belair Road  
(Type or Print Name)  
City and State: Baltimore, Maryland 21206  
Signature: William P. Monk  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
City and State: William P. Monk  
100 W. Pennsylvania Avenue, Suite 305  
Towson, MD 21204  
Attorney's Telephone No.: 434-8931

ORDERED By the Zoning Commissioner of Baltimore County, this 1st day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of May, 1989, at 10 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING & VARIANCE  
NW/S Belair Rd., 50' NE C/L Walnut Ave. (7100 Belair Rd.)  
14th Election District  
6th Councilmanic District  
Earl L. Sprecher, Sr., Petitioner  
Case No. 89-438-SPHYA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

RECEIVED  
MAY 16 1989

ZONING OFFICE

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
887-2188

I HEREBY CERTIFY that on this 15th day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to Earl L. Sprecher, Sr., H & S Realty Co., 7100 Belair Rd., Baltimore, MD 21206, Petitioner; and William P. Monk, 100 W. Pennsylvania Ave., Ste. 305, Towson, MD 21204, who requested notification.

Peter Max Zimmerman  
Peter Max Zimmerman

### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-438-SPHYA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a service garage with accessory parking (as a non-conformance use, Section 104.1) in a residential zone in that a service station with the repair of motor vehicles was approved in 1939 (case #246) with parking (on-site) in the residential zone & has been in continuous operation since that time.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Earl L. Sprecher, Sr., H & S Realty Co.  
(Type or Print Name)  
Signature: Earl L. Sprecher, Sr.  
Address: 7100 Belair Road  
(Type or Print Name)  
City and State: Baltimore, Maryland 21206  
Signature: William P. Monk  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
City and State: William P. Monk  
100 W. Pennsylvania Avenue, Ste. 305  
Towson, MD 21204  
Attorney's Telephone No.: 434-8931

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of May, 1989, at 10 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 14th Date of Posting: 4/14/89  
Posted for: Special Hearing, Special Exception & Variance  
Petitioner: Earl L. Sprecher, Sr.  
Location of property: NW/S Belair Rd., 50' NE of Walnut Ave.  
7100 Belair Rd.  
Location of Sign: Attached to sign pole, same as existing  
Remarks: Note: No other signs used  
Posted by: J. Robert Haines Date of return: 4/15/89  
Number of Signs: 3

### CERTIFICATE OF PUBLICATION

TOWSON, MD., April 6, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 6, 1989

NORTHEAST TIMES  
THE JEFFERSONIAN,  
Publisher

S. Zebe Olson

# 97.32

### PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-438-SPHYA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage in a BL-C2-2 zoning district (Section 230.13 BCZR).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Earl L. Sprecher, Sr., H & S Realty Co.  
(Type or Print Name)  
Signature: Earl L. Sprecher, Sr.  
Address: 7100 Belair Road  
(Type or Print Name)  
City and State: Baltimore, Maryland 21206  
Signature: William P. Monk  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
City and State: William P. Monk  
100 W. Pennsylvania Ave., Ste. 305  
Towson, MD 21204  
Attorney's Telephone No.: 434-8931

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of May, 1989, at 10 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

ESTIMATED LENGTH OF HEARING: 1/2 HR.  
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS  
OTHER: \_\_\_\_\_  
HEARD BY: JMK DATE: 2/7/89

BALTIMORE COUNTY, MARYLAND  
OFFICE OF THE CLERK OF THE COURT  
MISCELLANEOUS CASH RECEIPT  
No. 065693  
DATE: 2/7/89 AMOUNT: \$250.00  
FOR: J. Robert Haines, Zoning Commissioner  
PAID TO: J. Robert Haines, Zoning Commissioner  
VALIDATION OR SIGNATURE OF CARRIER: \_\_\_\_\_

### Tracking System

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning

Date	Receipt	FEE	Identification Number	Council District	Election District	Zip Code
Day Month Year	Number	TYPE				
1/7/89	065693	07	01-6156	14	21206	
Petitioner: Sprecher (Last) Earl (First) L. (Middle Initial)						
Property Address: 7100 Belair Road (Number) (Street)						



89-438-SPHXA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
TOWSON, Maryland 21204

Your petition has been received and accepted for filing this  
1st day of March, 1989

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: Earl L. Sprecher, Sr.  
Petitioner's Attorney: James E. Dyer  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 3/5/89 ACCOUNT: P-01-415-010

AMOUNT: \$ 143.22

RECEIVED FROM: Earl L. Sprecher, Sr.  
(Sprecher)

FOR: P.A. 5-5-89 Hearing 89-438-SPHXA

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

Mr. Earl L. Sprecher  
7100 Belair Road  
Baltimore, Maryland 21206

Date: 4-13-89



Re: Petitions for Special Hearing, Special Exception & Zoning Variance  
CASE NUMBER: 89-438-SPHXA  
M/S Belair Road, 50' NE c/l Walnut Avenue  
7100 Belair P-1  
14th Election District - 6th Councilmanic  
Petitioner(s): Earl L. Sprecher, Sr.  
HEARING SCHEDULED: FRIDAY, MAY 5, 1989 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$143.22 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each such set not returned.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

March 20, 1989

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing, Special Exception & Zoning Variance  
CASE NUMBER: 89-438-SPHXA  
M/S Belair Road, 50' NE c/l Walnut Avenue  
7100 Belair Road  
14th Elect. District - 6th Councilmanic  
Petitioner(s): Earl L. Sprecher, Sr.  
HEARING SCHEDULED: FRIDAY, MAY 5, 1989 at 10:00 a.m.

Special Hearing: A service garage with accessory (as a non-conformance use, §104.1) in a residential zone in that a service station with the repair of motor vehicles was approved in 1939 (case #246) with parking (on-site) in the residential zone and has been in continuous operation since that time.  
Special Exceptions: A service garage in a B1-C2-2 zoning district (§230.13 BCZ).  
Variance from §409.89(4) to allow 0 feet setback for parking along both Walnut and Manor Streets (since yards) and Belair Road (front yard).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Earl L. Sprecher  
William P. Monk  
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. Earl L. Sprecher, Sr.  
H & S Realty Co.  
7100 Belair Road  
Baltimore, MD 21206

RE: Item No. 351, Case No. 89-438-SPHXA  
Petitioner: Earl L. Sprecher, Sr.  
Petition for Special Hearing and  
Special Exception and Zoning Variance

Dear Mr. Sprecher:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

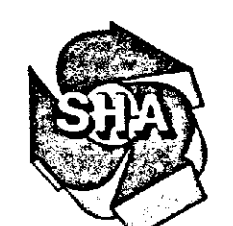
Very truly yours,

*James E. Dyer, Jr.*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. William P. Monk  
100 W. Pennsylvania Avenue  
Suite 305  
Towson, MD 21204



Maryland Department of Transportation  
State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

RECEIVED  
March 23, 1989

Mr. J. Robert Haines MAR 28 1989 Re: Baltimore County  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Att: James Dyer  
ZONING OFFICE  
W/S Belair Road  
Us 1-N  
50' north Walnut Avenue  
Item #351

Dear Mr. Haines:

After reviewing the submittal of a special exception for a service garage, we have the following comments:

- concrete curb must be constructed along the right-of-way line on Belair Road to prevent vehicles from travelling onto the sidewalk; and
- it is requested this revision be made prior to a hearing date being set.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

*Creaton J. Mills, Jr.*  
Creaton J. Mills, Jr.  
Chief Bureau of Engineering  
Access Permits

LB/es

cc: Colbert Engineering Inc.  
Mr. J. Ogle

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Earl L. Sprecher, Sr.

Location: NW/S of Belair Road, 50' NE of centerline of Walnut Ave.

Item No.: 351 Zoning Agenda: February 28, 1989

*Dennis F. Rasmussen*  
Dennis F. Rasmussen  
County Executive

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVISOR: *Earl L. Sprecher* 3-17-89 NOTED & APPROVED: *Paul H. Reincke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/j1

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: May 18, 1989  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-438-SPHXA  
Item No. 351

Re: Earl L. Sprecher, et al

The Petitioner request a special hearing to determine the nonconforming use of a service garage with accessory parking, a special exception for a service garage and a variance to allow a parking setback of 0 feet in lieu of the required 10 feet. In reference to this request, staff offers the following comments:

This office has no objection to the requests sought here.

A landscape plan must be submitted for approval prior to the issuance of any building permits.

The Petitioner should contact the landscape planner in the Current Planning Division (387-3333) to discuss a landscape plan layout. The plan should incorporate the revisions requested by the State Highway Administration in their letter dated March 23, 1989. A note should be included on the landscape plan indicating that any landscaping provided in the public right of way shall be maintained by the property owners.

A:5589.txt Pg.5



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

RECEIVED  
MAY 4 1989  
ZONING OFFICE

Case No. 89-438-SPHA7  
Item No. 351

Re: Earl L. Sprecher, et al

The Petitioner request a special hearing to determine the nonconforming use of a service garage with accessory parking, a special exception for a service garage and a variance to allow a parking setback of 0 feet in lieu of the required 10 feet. In reference to this request, staff offers the following comments:

This office has no objection to the requests sought here.

A landscape plan must be submitted for approval prior to the issuance of any building permits.

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A:5389.txt Pg.5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM  
Bob Bowling - Dev. Eng. (3)  
Frank Fisher - Current Planning  
Rahim Faridi - Traffic Engineering  
Rocky Powell - DEPRM  
Larry Pilson - DEPRM  
Dave Flowers - DEPRM  
Carl Richards - Zoning  
Capt. Kelly - Fire Department  
Pat Kincer - Rec. & Parks  
Chuck Lass - Sanitation  
Larry Brocato - SHA

DATE: September 1, 1989

FROM: Susan Wimbley  
Bureau of Public Services

SUBJECT: 7100 Belair Road  
Colbert Eng.  
653-3838  
W-89-68

To John L.  
9/1/89 unc

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by September 15, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

(See Other Side for Comments)

SWg  
Attachment  
cc: File

Compliance with the provision of S.405.A must be shown on the plan prior to zoning approval. Show and dimension each of the use areas existing and proposed within the building and show parking according to S.409.6. Include the date of the Order in the zoning history.

Show the curbing separating the parking from the street right-of-way along Walnut Avenue. Note that paving is of a durable, dustless surface and that it will be permanently striped per S.409 (B.C.Z.R.) and note that all signs, existing and proposed, are to comply with S.413.2 and .5 (B.C.Z.R.).

(Blue) commercial checklist information is required on this plan when filing for building permits.

JOHN E. LEWIS  
Planning & Zoning Associate III

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



January 22, 1990

Dennis F. Rasmussen  
County Executive

Mr. William Monk  
Campbell Building  
100 W. Pennsylvania Avenue  
Suite 305  
Towson, Maryland 21204

RE: Case 89-438-SPHA  
7100 Belair Road  
Baltimore, Maryland

Dear Mr. Monk:

I recently discussed the landscape plan for this project with Avery Harden. I explained to Avery that the landscaping plan which you have submitted is acceptable to the Zoning Commissioner and that I would not require additional changes.

During the discussion with Avery, he indicated to me that he believes he is entitled to pursue additional landscaping, pursuant to the development regulations and/or the landscape manual. I believe that this issue would be best handled by yourself and Mr. Harden.

Thank you for your time and cooperation. If you have any questions, please feel free to contact me.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmn  
cc: Avery Harden  
Current Planning

WILLIAM MONK, INC.  
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING  
SUITE 305  
100 W. PENNSYLVANIA AVE  
TOWSON, MD 21204  
301-484-8931

7000 LITTLE RIVER TURNPIKE  
ANNEARDALE, VA 22003  
703-941-1030

TO: BALTO. CO. ZONING  
COMMISSIONER'S OFFICE

DATE: 4/2/90  
FILE NO.:  
ATTENTION: J. ROBERT HAINES  
CASE NO. 89-438-SPHA  
7100 BELAIR RD

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
1		PRINT OF OFFICIAL	INCLUSION IN
		APPROVED LANDSCAPE	CASE FILE
		PLAN	
		File	
			APR 11 1990

THESE ARE TRANSMITTED as checked below:

☐ For approval ☒ As requested ☐ Submit \_\_\_\_\_ copies for distribution

☐ For your use ☐ Resubmit \_\_\_\_\_ copies for approval ☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment ☐

☐ FOR BIDS DUE \_\_\_\_\_ 19\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: AS REQUESTED PER BIDDING ORDER

RECEIVED APR 12 1990

COPY TO: \_\_\_\_\_ SIGNED: BEN BROOKLYN

5/3/90  
89-438-SPHA  
File signed out to  
Bob Haines.  
Bob doesn't have  
it.

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING

SIGNATURE AND CERTIFICATION

1. I CERTIFY that this Final Landscape Plan meets all requirements of (check where appropriate):

☐ - Baltimore County Landscape Manual

☒ - CRG or Waiver No. 89-69

☒ - Special Exception/Hearing/Variance No. 89-438-SPHA

☐ - Rezoning, Documented Site Plan No. \_\_\_\_\_

2. Within 1 year of receipt of a Use and Occupancy the County will be notified through a Certificate of Compliance that all required landscaping has been installed in accordance with the approved Landscape Plan.

Owner: H & S Realty Co. (William H. S.)  
Address: 7100 Belair Road, Baltimore, MD 21206

Signature: \_\_\_\_\_

Landscape Architect: N/A Prepared by: William P. Monk, Inc.  
Address: 100 W. Pennsylvania Avenue, Suite 305, Towson, MD 21204  
Phone: 484-8931

Signature: \_\_\_\_\_

Reviewed and Approved

Supervisor's Signature: \_\_\_\_\_

County Landscape Planner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

SIGNFORM, TXTPAB

by \_\_\_\_\_  
date 4-5-90

Overlea Community Association, Inc.

2 Willow Avenue  
Overlea, Maryland 21206

May 5, 1989

Mr. Robert Haines  
Zoning Commissioner  
111 West Chesapeake  
Rm. 113  
Towson, MD 21204

Dear Mr. Haines:

This letter is to inform you of the Overlea Community Association's (OCA) opposition to the request for zoning variance on property located at 7100 Belair Road. The variance asks that the zoning requirement of a ten (10) foot set-back from the road boundary be lifted. The owners of the property requested this variance because they feel the cost of providing this set-back would be great. The OCA feels the cost to the community for not providing it would be greater.

Development along the Belair Road corridor has, and seemingly will, continue at a brisk pace. The "neighborhood" quality of this corridor is rapidly disappearing. Where trees used to stand along Belair Road we now see parking lots. Grass and shrubbery is quickly being replaced with asphalt and concrete. Although the property at 7100 Belair Road is only a small part of the Corridor, granting this zoning variance would only set a precedent for others wishing to do the same. This property currently exists with zero set-back. By denying the variance you would be reversing the current trend by replacing the asphalt and concrete with grass and shrubs. The OCA would like to work with the County and local businesses in developing a plan for the Belair Road corridor, particularly the Overlea portion of it, that would incorporate landscaping and business development to restore the "neighborhood" look and preserve what is left.

RECEIVED  
MAY 4 1989  
ZONING OFFICE

As I have learned the owners of this property are also requesting an acceptance to allow construction of a 1700 square foot addition to the existing 2400 square foot structure. The OCA would support such an acceptance only if the owners agreed to erect a privacy fence around the rear portion of the property. Currently, this portion of the property is protected by a chain-link fence. This does keep someone from entering, however, cars and trucks, some in various states of disrepair, others being repaired, are clearly visible from the residential community. How disturbing to look into a car repair lot from your yard. A privacy fence would be aesthetically pleasing and preserve the residential aspect of the community.

We appreciate your consideration of our views concerning this matter. If you have any questions please call me at 333-2995, work, or 665-1628, home.

Thank You  
Joseph E. Spitz  
Vice President



# **WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

January 4, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
Baltimore County  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case #89-438-SPHXA  
7100 Belair Road  
Baltimore County, MD

Dear Bob,

Although we have a meeting set for 9:30 am on Monday, January 8 in your office, I would like to avoid this meeting if at all possible. It appears to me that this is a no win situation for me. The issue evolves around a case which you approved on June 22, 1989. My client was attempting to create a small addition to the rear of his existing service garage and to establish the non-conforming status of his parking area in a residential zone. Additionally, due to the site conditions we were requesting a variance to permit parking less than 10 feet from the right of way lines (two abut streets on three sides). All of these issues were proved per your order consistent with the site plan which I prepared and submitted at the time of the hearing and is referred to in your order as Exhibits 8 and 12. When I went in to see Avery this past Friday to discuss with him what type of plant materials he felt would be appropriate in the areas that were allocated on the plan for planting, he requested additional planting areas. I felt that this was outside the scope of his authority and he disagreed. It was at that time that I told him that I would be setting up a meeting with you to resolve this issue in order that my client can secure his building permit. He has already obtained CRG approval.

My dilemma is that if you concur with my interpretation and understanding of the role that the landscape planner plays in this process, that I run the risk of upsetting Avery and generating unwanted ill will for future projects in dealings with him. I have worked very hard at developing a rapport with him as well as other staff over the past 10 years and I do not want to embarrass him or create an uncomfortable situation in your presence. I had met with him long before the hearing in an attempt to resolve all of these issues. My recollection was that

**RECEIVED**  
JAN 4 1990  
**ZONING OFFICE**

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

they were resolved and the result was the areas as shown on the plan that we submitted at the time of the hearing. He disagrees with that and feels that additional landscape areas should be incorporated into the plan at this time.

My second dilemma or problem is one of concern for the process and the precedence that would be set if staff people are allowed to change "approved plans" after the Zoning Commissioner has already made a ruling. I have never seen this before in Baltimore County and it scares me to think what the impacts and implications for my clients might be.

If I am wrong in my interpretation of your order and that your conditions of approval provide staff with additional latitude, please let me know.

I am more than willing to attend the meeting however, if you feel that there is a better way to handle this issue please give me a call. I will make myself available this afternoon (Thursday) or anytime Friday to return your call or stop by the office.

Cordially,

Bill  
Enclosure: Case #89-438-SPHXA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
William K. Hines

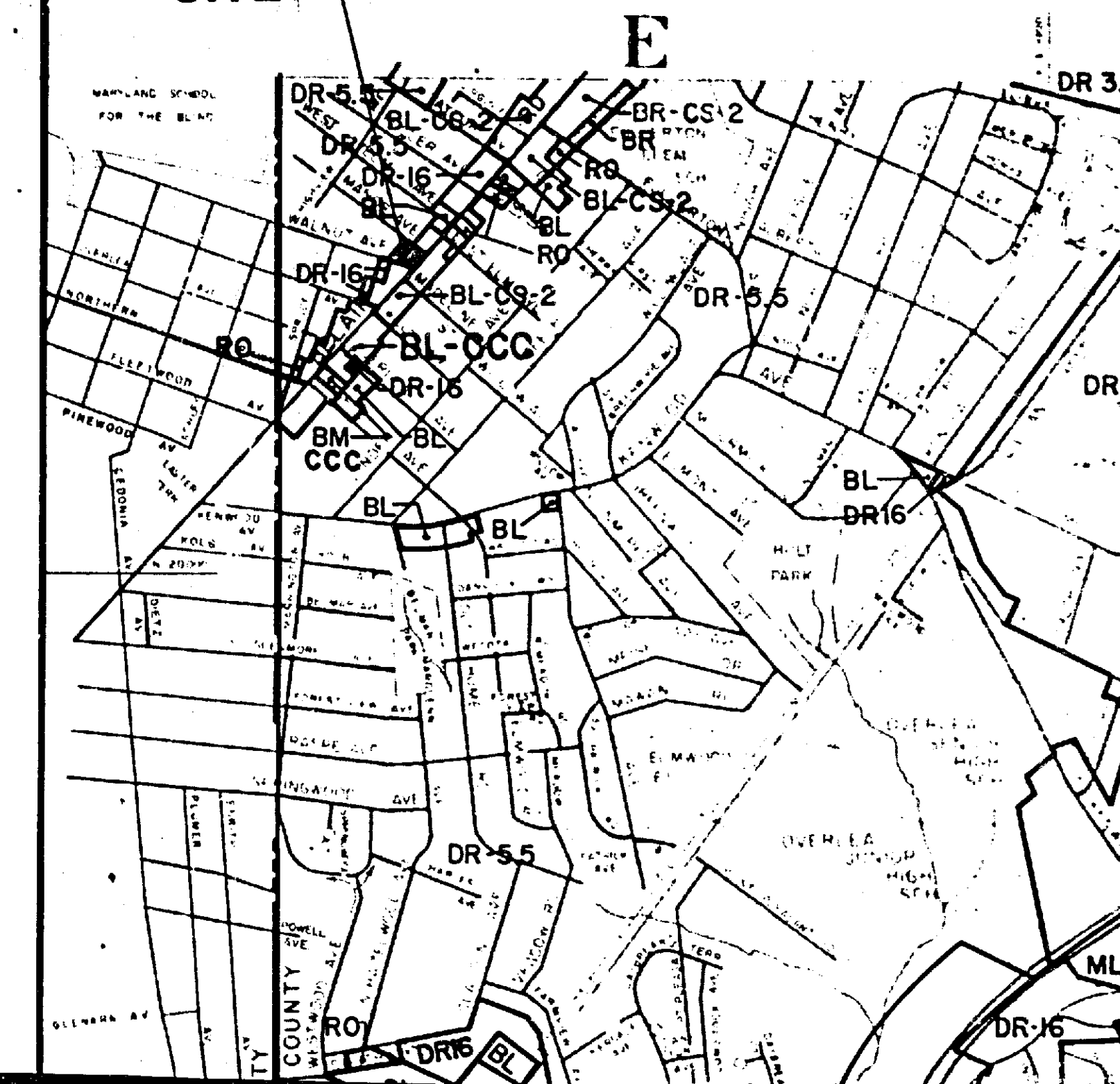
Carl L. Sprecher

ADDRESS  
CAMPBELL BLDG. SUITE 305  
100 W. PENN.

7101 BELAIR RD.  
BALTO. MD 21206

7101 Belair Rd.  
Baltimore MD 21206

**SITE**



## **PARTS OF ZONING DISTRICTS NO.11 & NO.14**

**ZONING DEPARTMENT + BALTIMORE COUNTY**

## **USE DISTRICT MAP**

**ELEVENTH ELECTION DISTRICT OF BALTIMORE COUNTY  
SECTION "A"**  
**FOURTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY  
SECTION "A"**

SCALE  
0 500 1000 1500 2000  
500 FEET TO ONE INCH

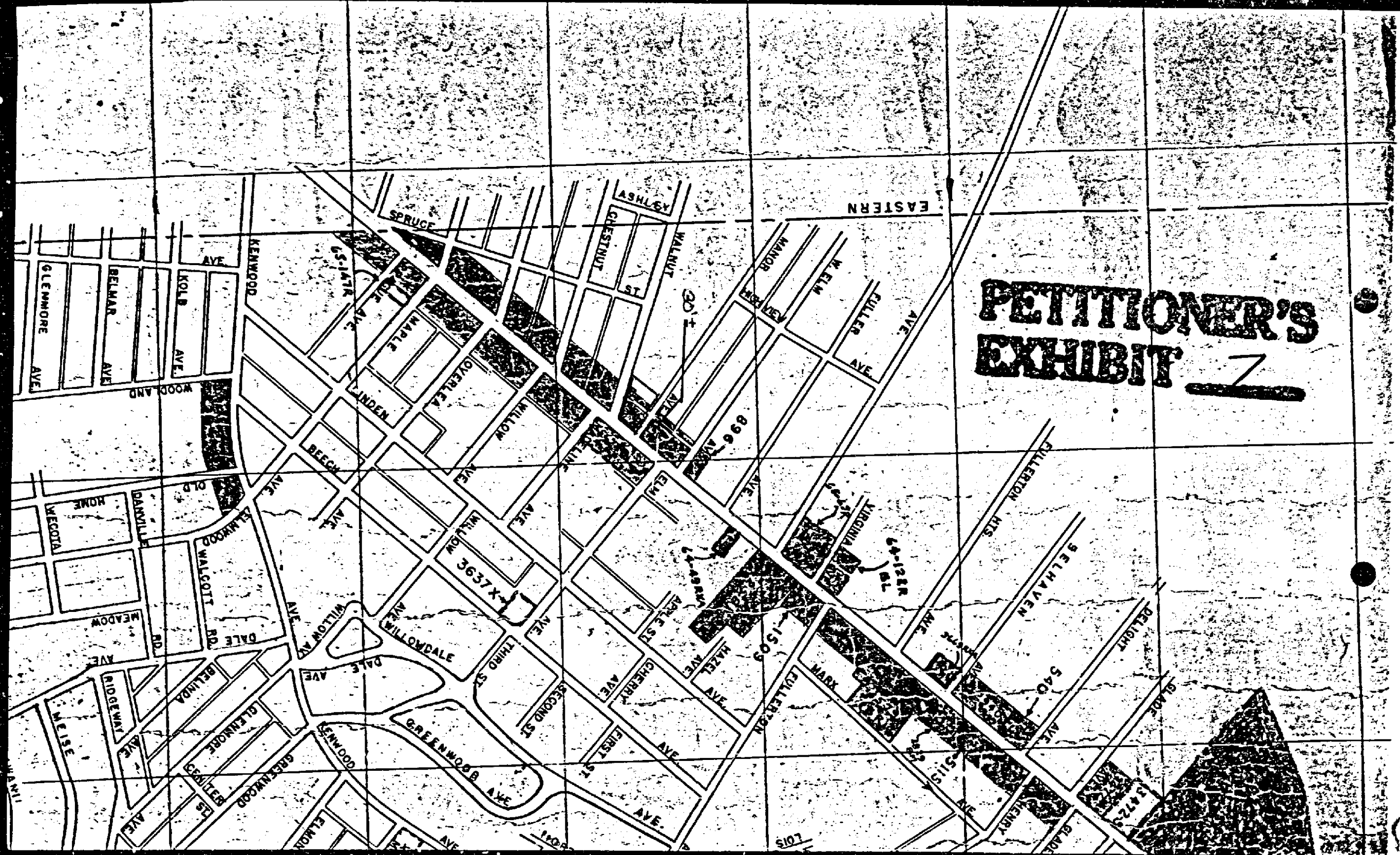
### **LEGEND**

- "A" RESIDENCE ZONE - R-1
- "B" RESIDENCE ZONE - R-2
- "C" RESIDENCE ZONE - R-3
- "D" RESIDENCE ZONE - R-4
- COMMERCIAL ZONE - C-1
- INDUSTRIAL ZONE - I-1
- SPECIAL RECEPTION

MAP PREPARED & PLOTTED  
BY STANLEY J. KROLL  
SENIOR DP

*TRID 4131*

**PETITIONER'S  
EXHIBIT 1**





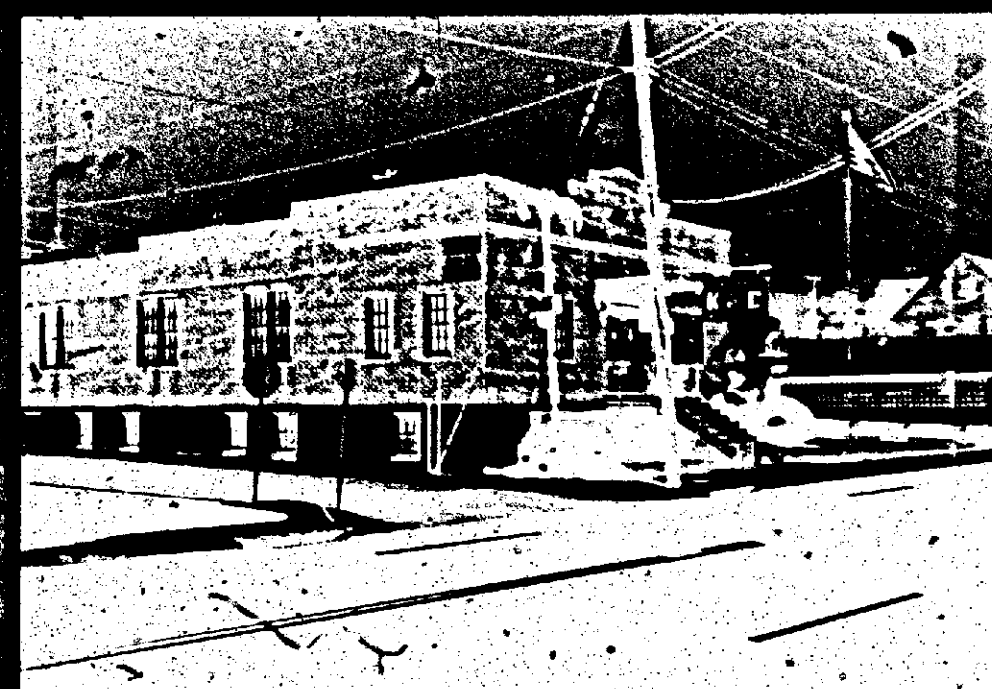
# WILLIAM MONK

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## SURROUNDING LAND USES



NORTH SIDE



WEST SIDE

# PETITIONER'S WILLIAM MONK EXHIBIT 2

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## SURROUNDING LAND USES



WEST SIDE



SOUTH SIDE  
CASE # 80-482 SPH

# WILLIAM MONK

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## SURROUNDING LAND USES



EAST SIDE (ACROSS BELAIR RD)

# PETITIONER'S EXHIBIT 4

# PETITIONER'S WILLIAM MONK EXHIBIT 7

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## EXISTING CONDITIONS



EXISTING BLDG.



PARKING AREA

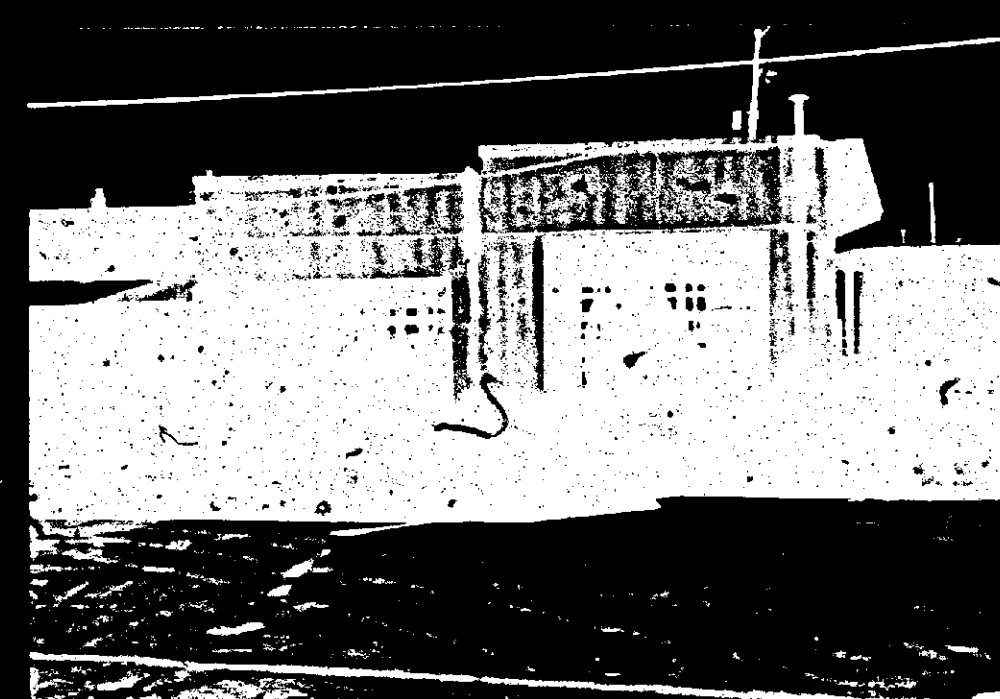
# PETITIONER'S WILLIAM MONK EXHIBIT 10

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

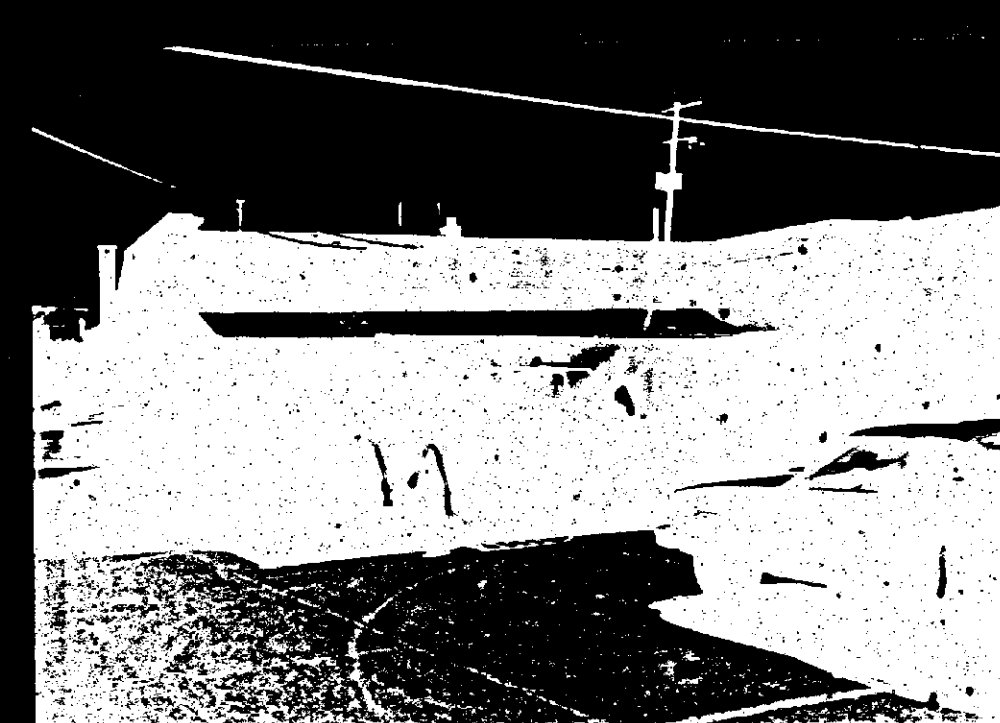
7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## EXISTING CONDITIONS



2 SERVICE BAYS

STORAGE AREA



# PETITIONER'S WILLIAM MONK EXHIBIT 11

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

ALLEY  
NORTH SIDE OF  
MANOR AVENUE



EXISTING OUTDOOR  
REPAIR & STORAGE  
TO BE RELOCATED  
INSIDE BUILDING



# PETITIONER'S WILLIAM MONK EXHIBIT 13

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## VARIANCES



FRONT YARD  
BELAIR ROAD  
LOOKING NORTH

FRONT YARD  
BELAIR ROAD  
LOOKING SOUTH



# PETITIONER'S WILLIAM MONK EXHIBIT 14

LAND USE PLANNING AND ZONING CONSULTANT

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301-494-8931

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## VARIANCE(S)



REAR & STREET CORNER SIDE (WALNUT AVE)



STREET CORNER SIDE (MANOR AVE)